

MLS # RX-10091703 - Active



List Price: **CALL TO VERIFY**
 Bedrooms: 3
 Bathrooms: 2.1
 Garage: 2.0
 Pvt Pool: No
 Liv SqFt: 2,734
 Tot Sq Ft: 3,501
 Waterfront: Yes
 Wtr Type: Lake; Point Lot
 Pets: Restricted
 Days Mkt: 0
 Front Exp: NW
 Year Built: 2007
 Short Sale: No
 Model: Pamplona

Kitchen	23	X	13
Dining Room	15	X	13
Living Room	26	X	23
Master Bedroom	19	X	18
Bedroom 2	13	X	12
Den	13	X	12
Patio/Balcony	20	X	9

Subdivision: VALENCIA POINTE
 Address: 7314 Greenport Cove
 Boynton Beach FL 33437

HOA or Cond: HOA Mandatory
 Fee: 442
 App Fee: 260

Min Days Lease: 210
 Special Asmt: No
 Units/Complex: 690

LO: RE/MAX Advantage Plus/Boynton Beach
 LA: Jeffrey J. Katz
 CLA:

LO Phone: 561-737-0310
 LA Phone: 561-573-3373
 CL Phone:

Email: jeff@katz34.com
 LA Phone: 561-573-3373
 CL Phone:

Directions: Woolbright between Jog and Hagan Ranch. Ask guard for directions.

Showing Instructions: Appointment Only; Call Listing Agent; Schedule Online

CALL LO FOR SHOWING INSTRUCTIONS. Please give 24 hours notice. Measurements are estimated and are not guaranteed. 3rd bedroom is a den. Please view MLS attachment for extensive list of upgrades. DR Chandelier excluded. Murphy Bed, Bar and wine coolers and garage cabinetry included.

Non-Rep: 3%
 List Type: Ex Rt
 Owner: WATSKY
 Name:

Buyers: 3%
 Bonus: No
 Owner Phone:

Trans: 3%
 Dual Rate: Yes
 Legal: VALENCIA POINTE PL 1 LT 134

List Agency: Transaction Broker
 ListDate: 11/25/2014

Breathtaking "One-of-a-kind" 270 degree lake view. At time of purchase, owner paid \$200,000 for the oversized lot with southeast exposure. This Pamplona model features approximately \$170,000 in upgrades including built in furniture, crown molding, accordion storm shutters, "California style" closets, tons of electrical upgrades, and so much more. Extensive landscaping has been added to compliment the extraordinary view. Please call for a full list of upgrades.

Construction: CBS
 Flooring: Carpet; Ceramic Tile
 Furnished: Unfurnished
 Roof:

Security: Burglar Alarm; Gate - Manned; Gate - Unmanned;
 Security Sys-Owned

Dining Area: Eat-In Kitchen; Formal; Snack Bar

Master: Mstr Bdrm - Ground; Separate Shower; Separate Tub

Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec

Subdiv. Amenities: Bike - Jog; Billiards; Business Center; Clubhouse; Community Room; Exercise Room; Game Room; Library; Manager on Site; Pool; Putting Green; Spa-Hot Tub; Tennis; Whirlpool

Exterior Features: Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Open Patio; Screened Patio; Zoned Sprinkler

Interior Features: Foyer; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet

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